



MCINTYRE & COMPANY
SOLICITORS & ESTATE AGENTS

ASSIGNATION OF CROFT 13, SHIELFOOT, PH36 4JZ

Guide Price £200,000



2



1



1



E



Cottage

- An extended croft cottage with two double bedrooms.
- Set in approximately 3 acres of croftland.
- Polytunnel complete with irrigation system.
- Large three section outbuilding with separate internal office.
- Situated in a semi-rural hamlet just outside the village of Acharacle.
- Surrounded by beautiful mountain & hillside scenery.
- Additional land may be available under separate negotiation.
- Council Tax - C
- Assignment of croft tenancy
- Common Grazing



McIntyre & Company are delighted to bring Croft 13 Shielfoot to the market. This original extended croft cottage provides a truly unique opportunity to purchase a character filled, stone built, croft house in the Scottish Highlands. Situated in an idyllic and enviable location set amidst some of the finest scenery at the landward end of Scotland's Ardnamurchan Peninsula at the foot of Loch Shiel.

This is a croft Tenancy - For the avoidance of doubt, this will be an assignment of the croft tenancy.

The original crofting cottage could benefit from some modernisation which has been reflected in the valuation. The cottage comprises a spacious open plan lounge-kitchen-diner. A feature of the lounge area is the partially exposed stone wall of the original croft and the original sash and slide window. There is a solid fuel stove that sits on a slate hearth and has a wood effect surround. The kitchen-diner has a fitted kitchen with integrated hob and oven, a variety of wall, drawer and base units with tiled walls above the work surface areas and partial under cabinet lightening. There are Two double bedrooms, a sun room and a family bathroom.

The cottage benefits from neutral decor with some pine clad but predominantly painted walls, double glazing, cottage style internal doors the property's heaters are supplied with heat from the solid fuel stove.

It should be noted that any prospective buyer will be required to follow crofting regulations for the non-decrofted land regardless of their intentions for purpose.

Additionally, there is separate croft land or potentially a plot that may be available to purchase by separate negotiation. The area is level and has gated access onto the plot which extends to approximately 1 acre and is situated just under 1/2 mile from croft 13. Therefore, any party who pursues croft 13 and has an interest in additional land should speak direct to the Estate Agent. The plot will only be sold by separate negotiation with the buyer of croft 13.



Entrance 1.90m x 1.17m
Entrance area storage , wooden flooring

Lounge 3.69m x 3.62m
Spacious lounge with wooden flooring and solid fuel stove with slate hearth & wood effect surround. Attractive sash sliding window.

Kitchen-Diner 5.09m x 3.30m
Fitted kitchen with a variety of wall, drawer and base units, integrated oven and hob, and tiled walls above worksurface areas.

Sun Room/Large Utility 3.15m x 2.40m
Rear facing room with concrete flooring and modern French doors that lead to the garden and croft land.

Bathroom 2.24m x 1.86m
Bath with shower and side screen over with wet wall around bath area. W.C, wash hand basin with vanity drawers below, heated towel rail and tiled flooring.

Bedroom 4.25m x 3.61m
Spacious rear facing double with recess storage with shelving and hanging rail. Radiator, carpet flooring and lovely views onto treeline and towards the croft land beyond.

Bedroom 4.14m x 3.01m
Spacious double with carpet flooring, radiator and views over the croft land.



LOCATION/AMENITIES:

Set amid stunning mountain scenery near Loch Shiel, Acharacle offers abundant wildlife, fishing, beaches and historic sites. This vibrant village has shops, cafés, restaurants, a modern school, nursery and community centre, with bus links to Fort William and onward connections to Glasgow and Inverness.

DIRECTIONS: Croft 13, Shielfoot, Acharacle, PH36 4JZ

From Fort William town centre, head south on the A82 to the Corran Ferry. Cross the ferry and turn left onto the A861 for approx. 14 miles until reaching sign for Salen. Take the B8007 towards Salem for a further 3 miles crossing the Moss Bridge. Continue until reaching signs for Shielfoot on the left, take the B8044. Drive along the B8044 for approx. 1 mile passing the sharp bend. Continue and the croft and cottage is the 1st cottage situated on the right.

CROFTING:

A prospective purchaser should note that this croft is regulated by the Crofting Commission. The means that the successful purchaser/assignee is agreeing to abide by certain duties with regards to the croft land.

These duties are-

A duty to be ordinarily resident on or within 32km (20 miles) of your croft.

A duty to cultivate and maintain your croft or put it to another purposeful use.

A duty not to misuse or neglect your croft.

In addition, there is a legal requirement to return an Annual Notice to the Crofting Commission each year, confirming whether or not you adhere to these duties.

Failure to return this notice is a criminal offence, and if as a result of this, any failure to meet the duties, you could lose the croft or the right to use it

Please note that 13 Shielfoot is currently a tenanted croft, meaning that the land is not currently owned by the tenant. The tenant will assign the tenancy to an assignee. with the consent of the landlord. The property is not mortgageable.

EXTERNALLY

The croft land stretches across open, grassy meadows framed by rugged hills and native woodland.

The front is bounded by fence and gated access to the cottage and has a decorative stone parking area to the side. There is further gated access at the front for vehicular access into the croft.

An added bonus is the large Polytunnel on the croft that has its own water irrigation system, the water supply comes directly from the river at the foot of the croft.

To the rear is an area of apple trees, raspberry canes and soft fruits that when tended provide an excellent crop. It should be noted that the produce area is currently overgrown and untended.

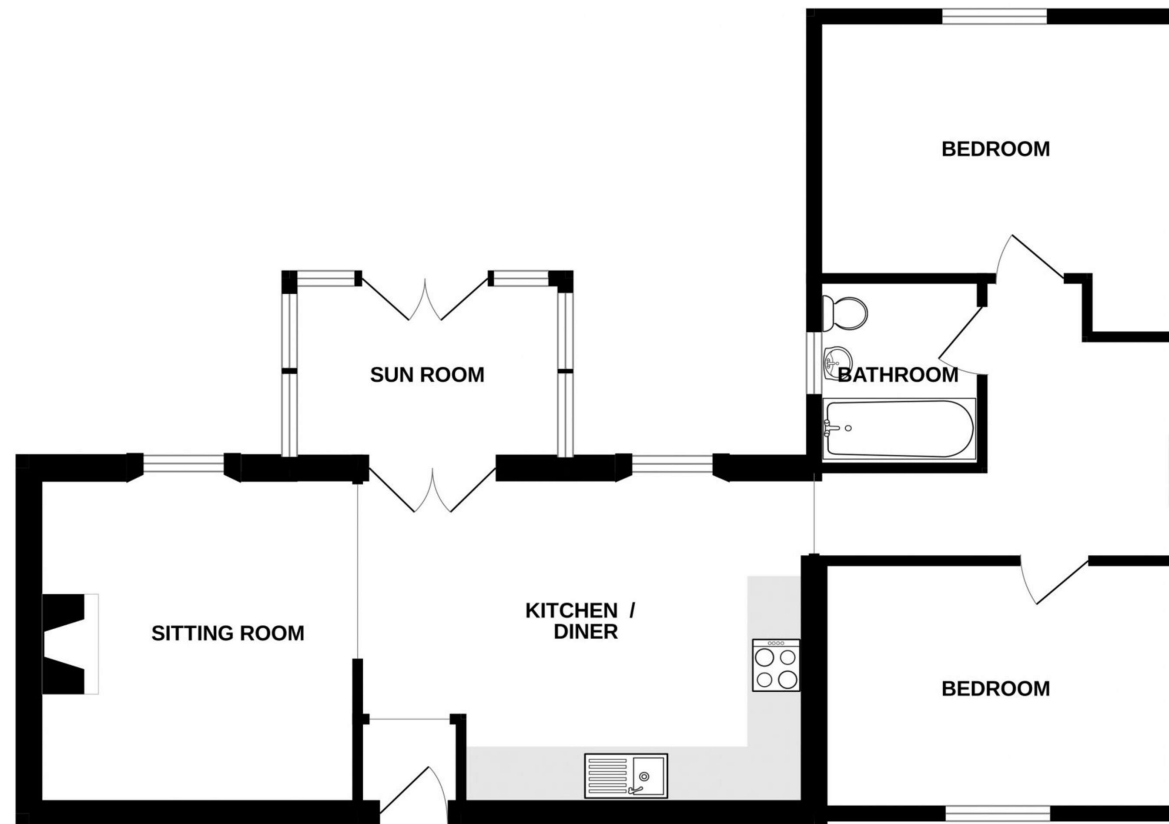
There is a substantial outbuilding on the croft measuring approximately 11.5m x 7.1m. The unit is divided into three sections with a separate office inside.







GROUND FLOOR



Made with Metropix ©2025

Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest offer or indeed any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any statutory or other regulations. Only offers using either the Scottish Standard Clauses or such other Scottish legal clauses normally used by solicitors will be considered. The Seller will not be obliged to consider offers received not using these clauses and such offers may not be considered.



MCINTYRE & COMPANY
SOLICITORS & ESTATE AGENTS

McIntyre & Company

01397 703231

property@solicitors-scotland.com

solicitors-scotland.com